008.0	0002	0031.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	801,700	/	801,700
USE VALUE:	801,700	/	801,700
ASSESSED:	801,700	/	801,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PADARIA ARIF/TRUSTEE
Owner 2:	26 MARION RD TRUST
Owner 3:	
Street 1:	26 MARION RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PADARIA ARIF -
Owner 2:	-
Street 1:	26 MARION RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,225 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1653 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6225.000	316,300		485,400	801,700
Total Card	0.143	316,300		485,400	801,700
Total Parcel	0.143	316,300		485,400	801,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.00 | /Parcel: 485.0

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
7325			10/06/17

Entered Lot Size
Total Land:
Land Unit Type:

!788!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	436,800	0	6,225.	485,400	922,200	922,200	Year End Roll	12/18/2019
2019	101	FV	338,600	0	6,225.	515,700	854,300	854,300	Year End Roll	1/3/2019
2018	101	FV	338,600	0	6,225.	376,200	714,800	714,800	Year End Roll	12/20/2017
2017	101	FV	349,300	0	6,225.	327,600	676,900	676,900	Year End Roll	1/3/2017
2016	101	FV	349,300	0	6,225.	279,100	628,400	628,400	Year End	1/4/2016
2015	101	FV	335,400	0	6,225.	273,000	608,400	608,400	Year End Roll	12/11/2014
2014	101	FV	335,400	0	6,225.	224,500	559,900	559,900	Year End Roll	12/16/2013
2013	101	FV	335,400	0	6,225.	213,600	549,000	549,000		12/13/2012

PRINT

Date	Time
12/10/20	16:30:31

LAST REV

Date	Time
08/25/20	09:31:13

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 788

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PADARIA ARIF	53674-225		10/15/2009	Family	1	No	No		
SANGHVI BINIT B	51727-496		9/26/2008		599,786	No	No		
GUINN RODNEY L	46511-157		11/21/2005		589,000	No	No		
PARADIS LEO/ETA	23943-433		11/23/1993		217,500	No	No		Y

USER DEFINED

Prior Id # 1:	7325
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2000	678	Addition	46,000	C		G3	GR FY03	REPLACE EP WITH 13
5/17/1995	259	Manual	5,000					RENOVATE BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2020	OWNR INFO	DGM	D Mann
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Meas/Inspect	189	PATRIOT
3/13/2006	MLS	MM	Mary M
8/31/2005	Info By Phon	BR	B Rossignol
8/20/2001	Permit Visit	PM	Peter M
9/23/1999	Meas/Inspect	264	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6225		Sq. Ft.	Site		0	80.	0.97	1									485,401						485,400	

Total AC/HA:	0.14291	Total SF/SM:	6225	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	485,401	Spl Credit		Total:	485,400

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	D - AVGD

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.09988999
Adj $ / SQ:	185.606
Other Features:	89581
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429700
Depreciation:	113441
Depreciated Total:	316259

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	1
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

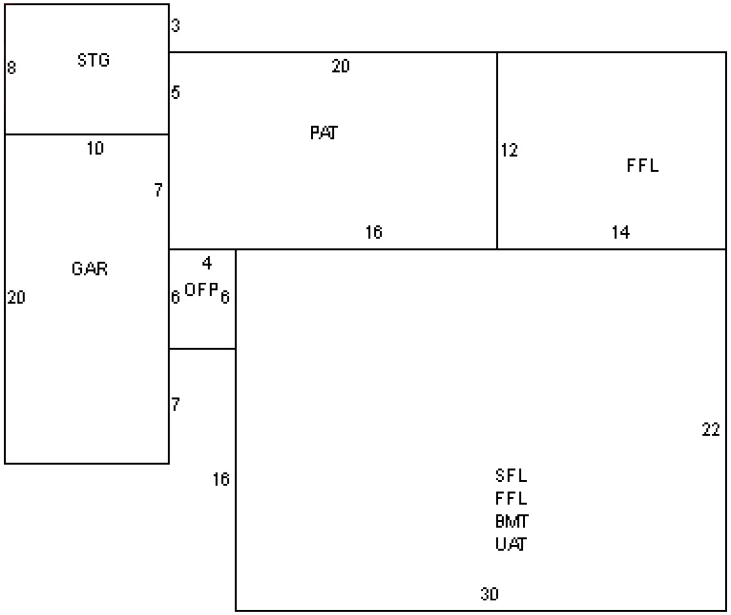
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.61
Special Features:	0	Val/Su Net:	110.71
Final Total:	316300	Val/Su SzAd	212.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	828	185.610	153,682
BMT	Basement	660	64.730	42,722
SFL	Second Floor	660	185.610	122,500
PAT	Patio	240	4.190	1,006
GAR	Garage	200	30.250	6,049
UAT	Upper Attic	165	74.240	12,250
STG	Storage	80	9.350	748
OFP	Open Porch	24	48.400	1,161
	Net Sketched Area:	2,857	Total:	340,118
Size Ad	1488	Gross Are	3352	FinArea 1653

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

008.0-0002-0031.0

IMAGE

AssessPro Patriot Properties, Inc